



ENVISION  
ASHOE  
2040

Envision Washoe Steering Committee Meeting  
4 August 2023

# Agenda

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- I. **Schedule Update**
- II. **Plan Structure**
- III. **Public Outreach and Upcoming Events**



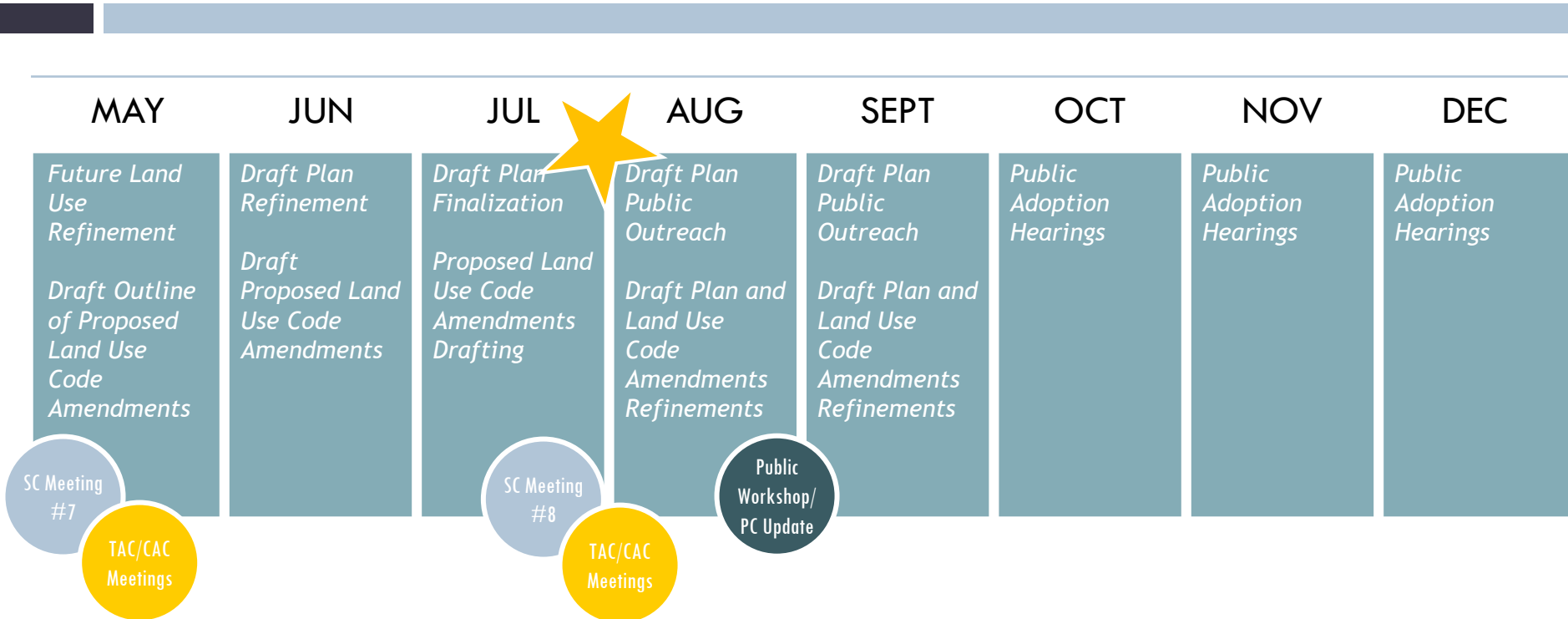
## Schedule Review

# 2023 Updated Timeline

**SC:** Steering Committee

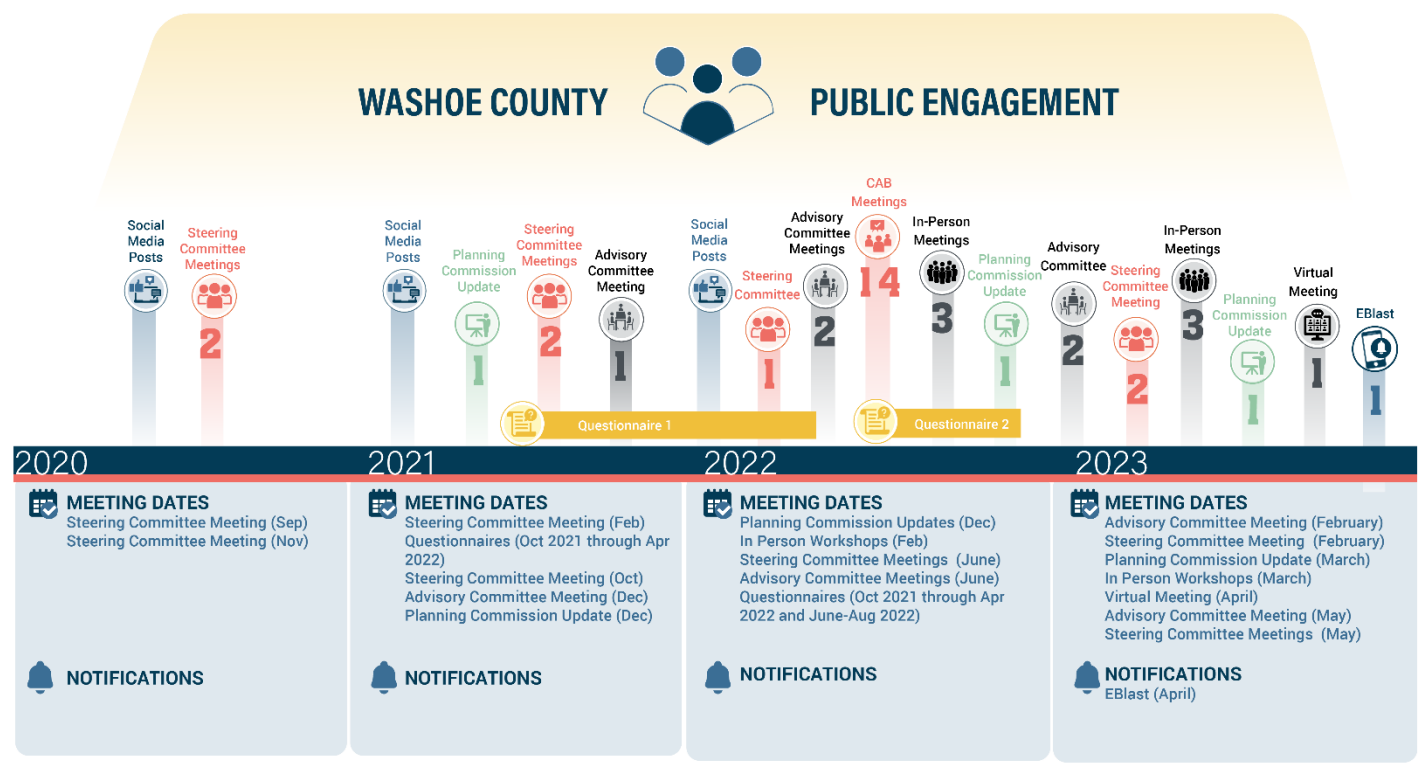
**TAC:** Technical Advisory Committee

**CAC:** Community Advisory Committee





# Envision Washoe 2040 Public Outreach

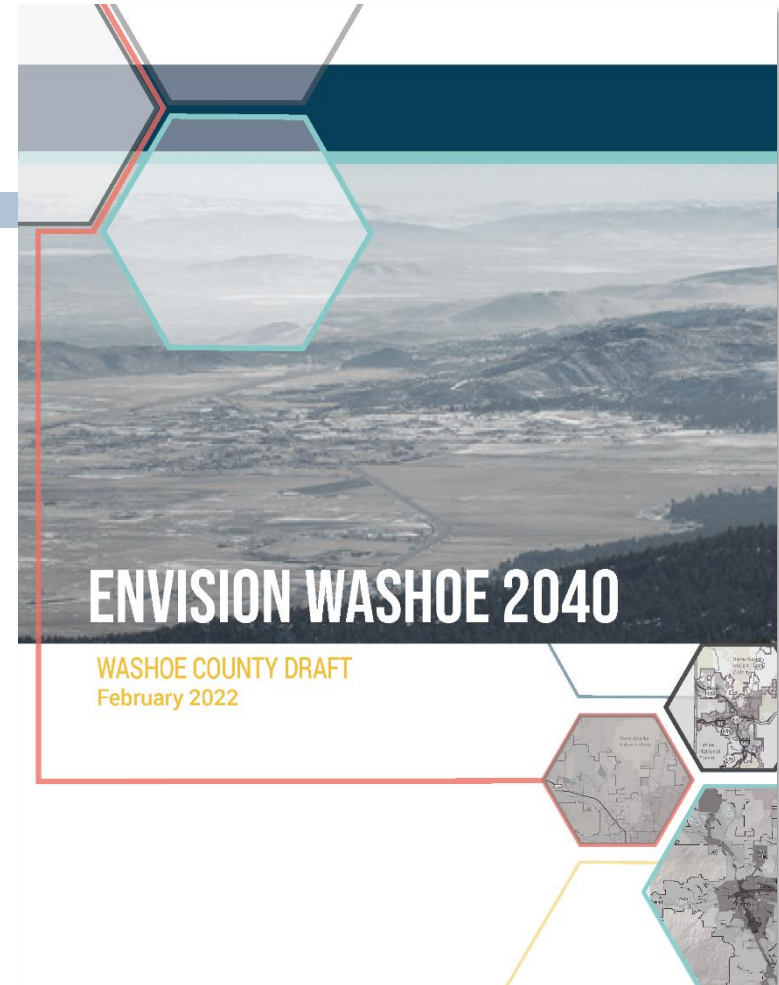




## Plan Structure

# Plan Structure

- **Chapter 1 | Foundation:** What are we doing and how did we get here?
- **Chapter 2 | Vision:** Our plan for building on and maintaining community character in Washoe County
- **Chapter 3 | Implementation:** Putting the plan into action
- **Appendices:** Plan Audit and Public Outreach Summaries



# Plan Structure

**Envision Washoe 2040** is tiered from the **Truckee Meadows Regional Plan** and includes additional specific language to comply with **NRS §278.160**

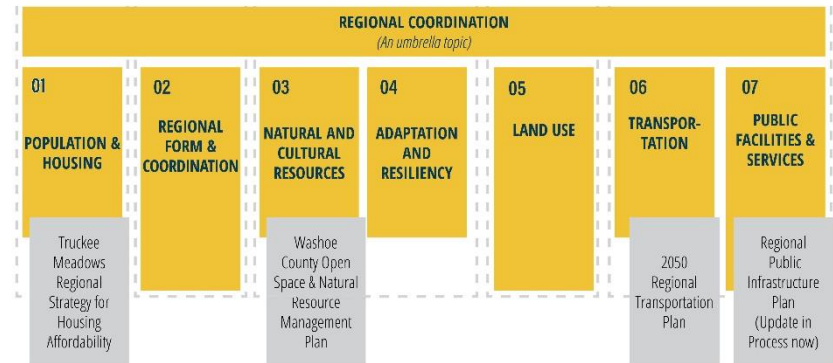
## TRUCKEE MEADOWS REGIONAL PLAN



## NEVADA STATE STATUTE REQUIREMENTS § 278.160



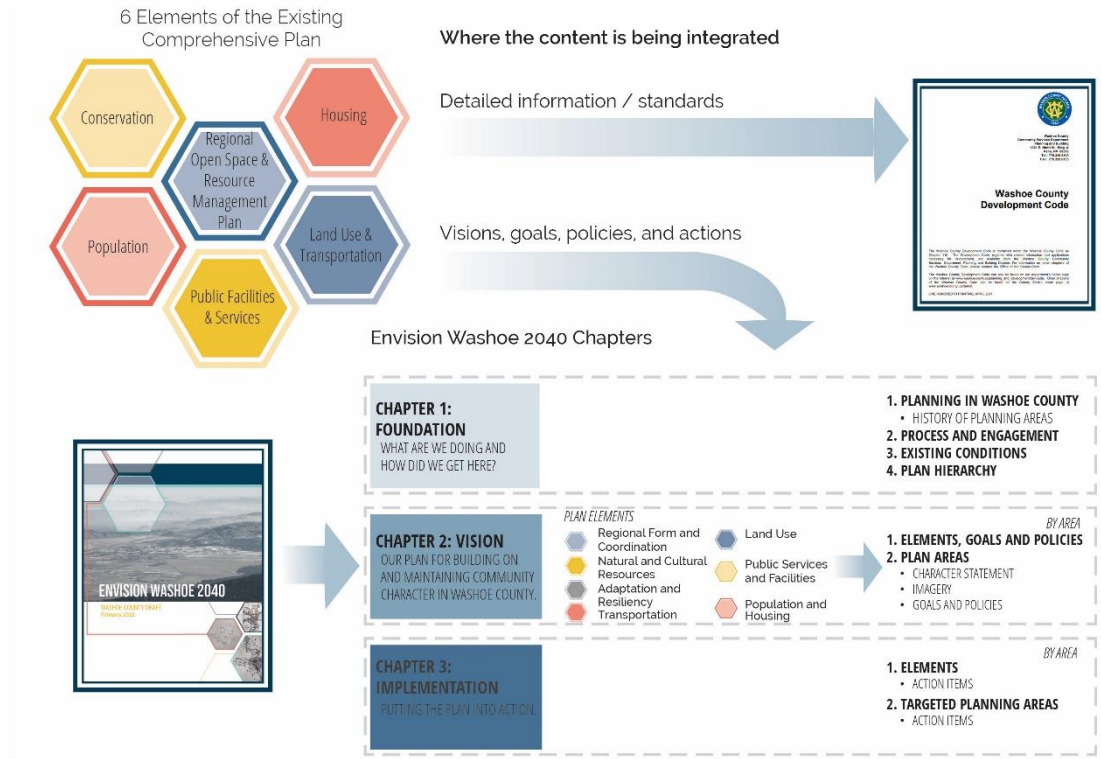
## ENVISION WASHOE 2040





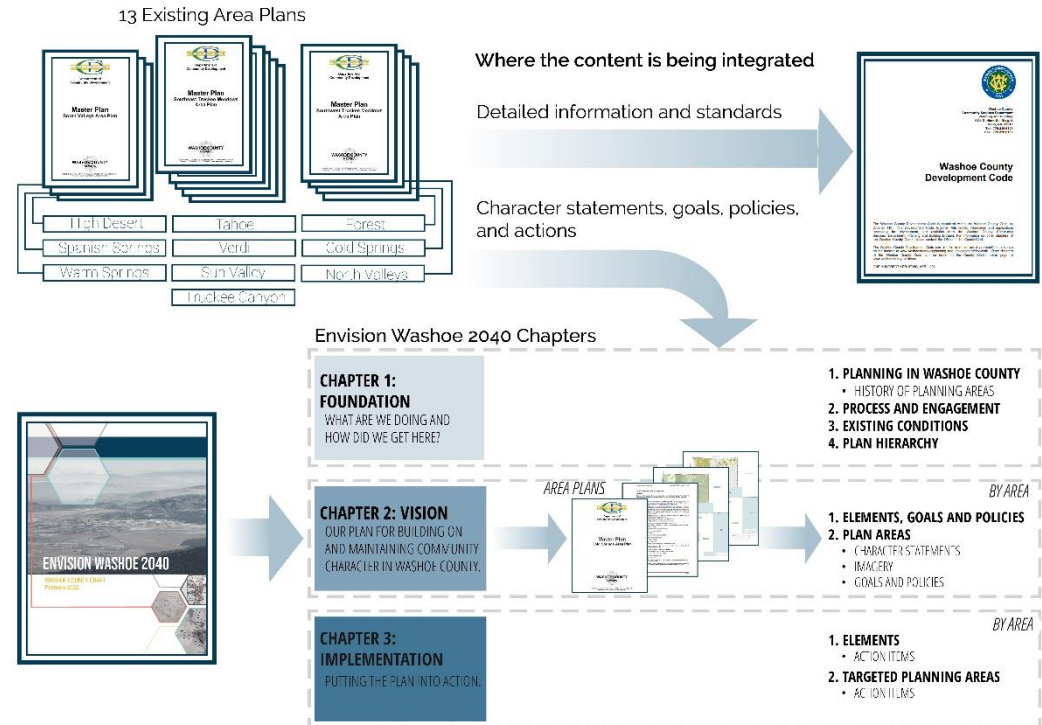
# Plan Structure

- Reshuffling of Elements to tier from Regional Plan
- Combine all Elements into Chapter 2 of the Master Plan
- Revision of vision, goals, policies, and actions
- Move detailed standards into development code



# Area Plans

- Combining all plans into Chapter 2 of the Master Plan
- Refinement of character statements, goals, policies, and actions
- Move detailed standards into development code



# Chapter 1 | Foundation

- I. What is the Plan?
  - I. Connection to Other Plans and Documents
  - II. Plan Hierarchy
  - III. Goals/Objectives for the Update
- II. Process and Engagement
- III. Area Plans Description
  - a. History of Plan Development
  - b. How They Have Affected Development and Growth

01

## FOUNDATION

### IN THIS CHAPTER

- Purpose of the Plan
- Plan Organization
- Connection to Other Plans
- Plan Process
- Public Engagement
- Area Plan Descriptions

### CHAPTER 1: FOUNDATION

WHAT ARE WE DOING AND  
HOW DID WE GET HERE?

- 1. PLANNING IN WASHOE COUNTY
  - HISTORY OF PLANNING AREAS
- 2. PROCESS AND ENGAGEMENT
- 3. EXISTING CONDITIONS
- 4. PLAN HIERARCHY

# Chapter 2 | Vision

- I. Elements (as tiered from Regional Plan)
  - a. Population and Housing
  - b. Regional Form and Coordination
  - c. Natural and Cultural Resources
  - d. Adaptation and Resiliency
  - e. Land Use
  - f. Transportation
  - g. Public Services and Facilities



## VISION

### IN THIS CHAPTER

- ▶ Vision
- ▶ Elements
- ▶ Character Areas



# Chapter 2 | Vision

## ELEMENTS

- I. Existing Conditions
- II. Principles and Policies
  - I. Introduction
  - II. Relevant Plans (linked)
  - III. Principles & Policies

03

## NATURAL AND CULTURAL RESOURCES

06

## TRANSPORTATION

### PRINCIPLES AND POLICIES

The principles and policies of the **Transportation Element** are aimed at the challenges of creating and maintaining a quality transportation system in our multi-jurisdictional environment. While these policies demonstrate a commitment to conformance with the Regional Plan, increasing accessibility to the transportation system across multiple jurisdictions is critical to achieving the overall vision of the community. Community input regarding growth and development often expresses frustration with the transportation system and its ability to absorb growing demand in a safe and responsible manner. The following policies represent Washoe County's acknowledgment of this community-wide concern.

They also demonstrate the County's commitment to proactively respond to transportation challenges in coordination with the region's many transportation agencies. While the responsibilities for planning, constructing, and maintaining the local road network are divided among NDOT, RTC, City of Reno, City of Sparks, and Washoe County, the network remains interconnected. The principles and policies below address the challenges and opportunities of this complex environment.

The County is committed to ensuring that transportation infrastructure meets the needs of not just the existing development, but future development. These policies also respond to the community's desire to pursue innovative transit and multi-modal opportunities. Community input strongly supports the development and maintenance of active transportation opportunities for walking, biking, and emerging individual electric vehicle technology such as e-scooters and bikes. The policies support a transportation network that is consistent with the community's deep connection to outdoor recreation.

#### RELEVANT PLANS

- [RTC 2050 Regional Transportation Plan](#)
- [RTC Advanced-Mobility Plan](#)
- [RTC Bicycle and Pedestrian Master Plan](#)
- [RTC Complete Streets Master Plan](#)

#### Principle 1. Create an interconnected transportation network.

11. Promote the connectivity of the neighborhoods within the larger community and region by:
  - Encouraging block lengths that promote pedestrian, cycling, and vehicular circulation.
  - Designing new developments to contain stubs for connection to adjacent developments.
  - Designing new developments to utilize planned public transportation.
  - Encouraging separate bicycle and pedestrian pathways.
12. Connect open space, trail access, and bikeway systems with multi-use trails in accordance with the Truckee Meadows Trail Plan.
13. *Work to preserve the condition of sidewalks and bicycle facilities and maintain, where feasible, for year-round use.*
14. *Support mixed-use, transit-oriented development, and community revitalization projects that encourage walking, bicycling, and easy access to existing and planned transit stops.*

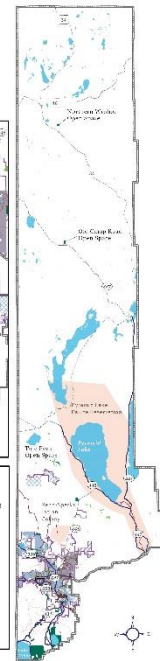
RTC

natural, cultural,  
percentage of  
is vast network  
atures remains



Public Lands  
Trails and other routes  
Local and regional transit systems  
Bicycle routes  
Bicycle routes  
Open Space

IN WASHOE



# Chapter 2 | Vision

## CHARACTER AREAS

## I. Imagery

## II. History and Existing Conditions

### III. Development Opportunities & Constraints

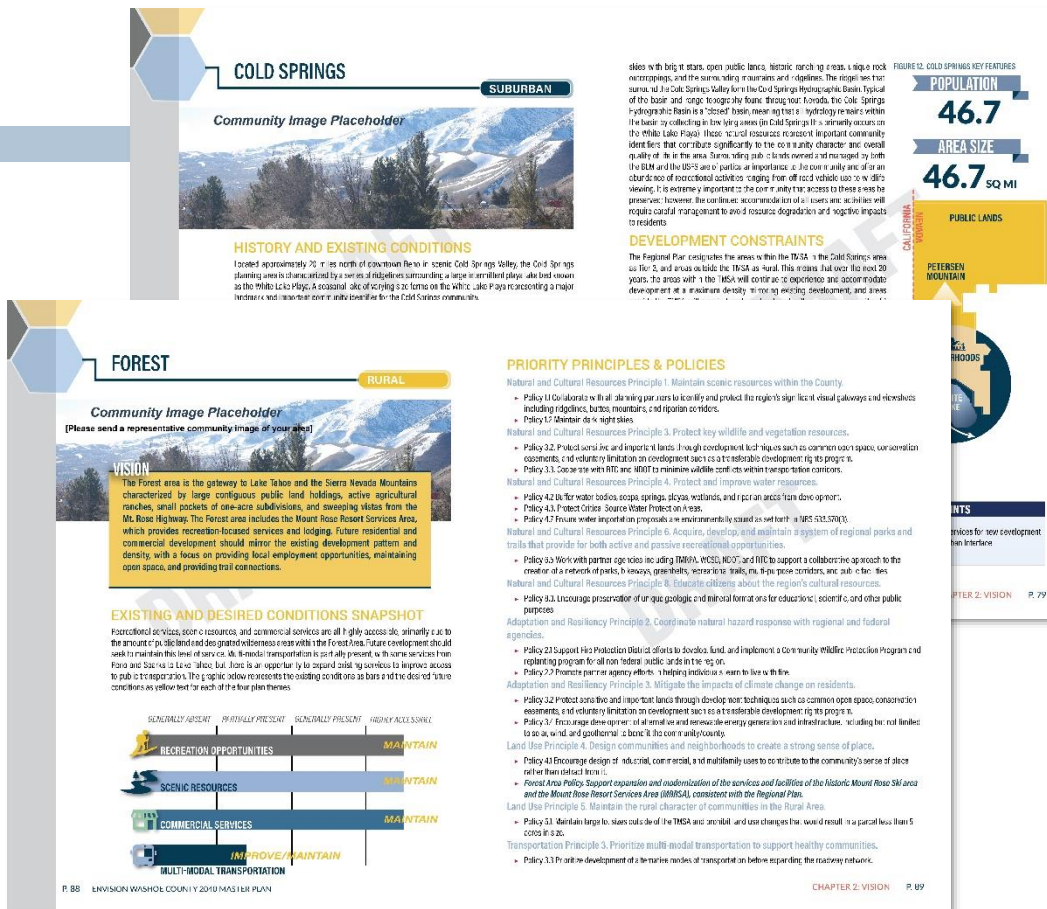
- *Key issues and opportunities*

## IV. Area Vision

- *Refined character statement*

## V. Principles & Policies

- *Priority goals and policies tiered from Elements*

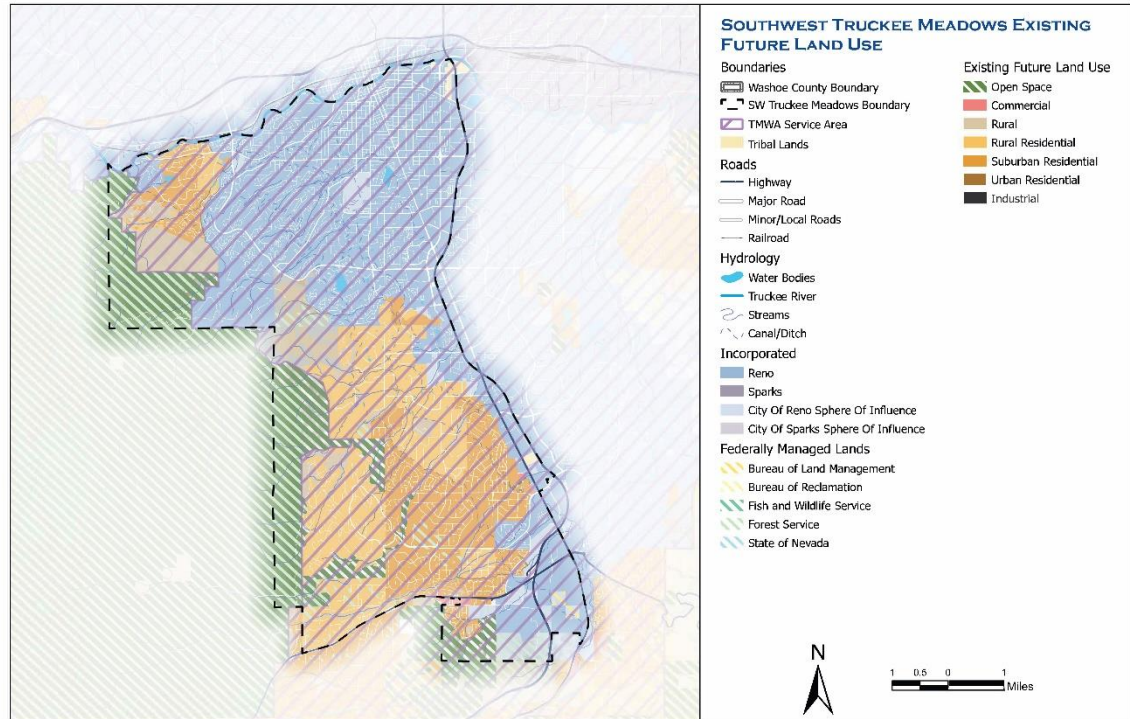


# Chapter 2 | Vision

## CHARACTER AREAS

### I. Future Land Use Map (*Master Plan Designations*)

- Existing Master Plan Designations
- Existing roads/trails



# Chapter 3 | Implementation

- I. Actions for each Element
- II. Actions for Area Plans\*

03

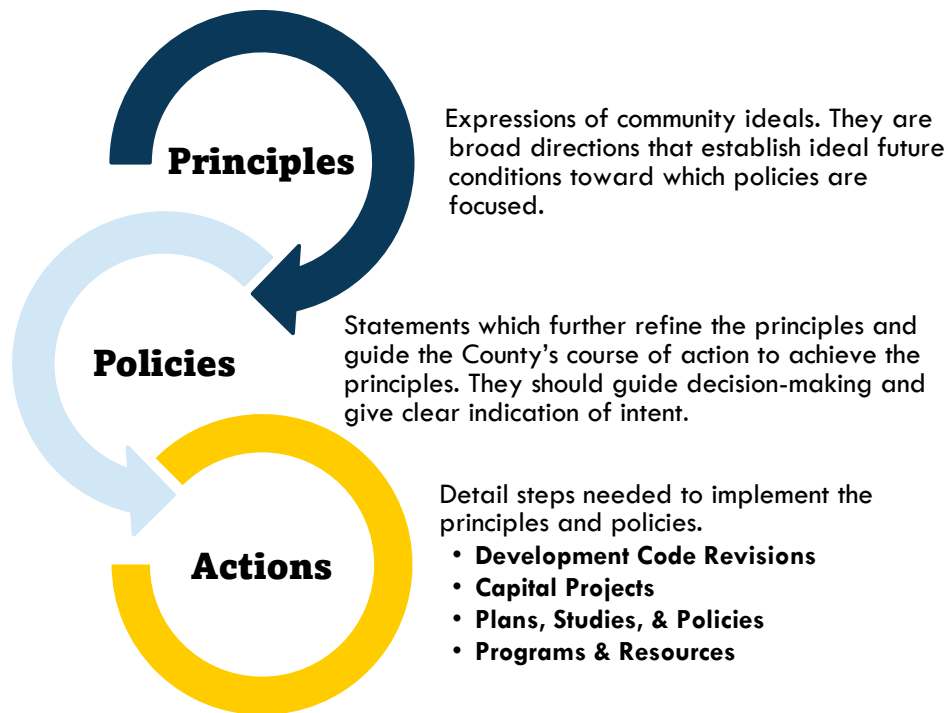
IMPLEMENTATION

## IN THIS CHAPTER

- ▶ Element Implementation Matrix
- ▶ Area Specific Action Items



# Chapter 3 | Implementation



## ELEMENT IMPLEMENTATION ACTIONS

ACTION	TYPE	ASSOCIATED PRINCIPLES & POLICIES	LEAD	PARTNERS	ANTICIPATED FUNDING SOURCE
<i>Ongoing and Immediate Action Items</i>					
Develop a Dark Skies Ordinance to minimize impacts of excess lighting while maintaining a safe level of visibility at night.	Development Code Revisions		Planning		
Revise public notice requirements to increase the effectiveness of noticing practices.	Development Code Revisions		Planning		
Develop standards and code enforcement strategies to address junk and storage areas	Development Code Revisions		Planning	Code Enforcement	
Update ridgeline protection standards to mitigate development impact on scenic views.	Development Code Revisions		Planning		
Develop sensitive area standards to protect and mitigate development impacts to natural open space, wildlife habitat, water bodies, wetlands, and sensitive lands. Include standards for scenic viewshed protection.	Development Code Revisions		Planning	Regional Parks and Open Space	
Evaluate and Update the Development Code to remove barriers to provision of affordable and workforce housing consistent with ongoing Washoe County Strategic planning efforts.	Development Code Revisions	PH 3.1, PH 3.2, PH 3.3	Planning	TMRPA	
Conduct a development code assessment to identify barriers to affordable housing	Development Code Revisions	PH 3.1, PH 3.2, PH 3.4	Planning	Washoe County Housing	
Evaluate the maximum densities and consider removing special use permit requirements and expand the types of housing allowed by-right in all zones where appropriate.	Development Code Revisions		Planning	Washoe County Housing	
Develop new methods, through zoning designations, overlays, or some other method, to encourage walkability and residential development near commercial uses and transportation nodes	Development Code Revisions		Planning	Washoe County Housing	
Revise the DADAR and accessory dwelling units section of the Land Development Code.	Development Code Revisions	PH 3.5	Planning	Washoe County Housing	
Amend the Land Development Code to require an environmental review for subdivisions and development in sensitive areas	Development Code Revisions		Planning	Regional Parks and Open Space	
Update future land use maps and apply new land uses.	Plans, Studies, & Policies		Planning	TMRPA	
Explore non-development incentives for the permanent protection of open space.	Plans, Studies, & Policies		Planning	Regional Parks and Open Space	

# Chapter 3 | Implementation

## Development Code Revisions:

Development regulations and standards that need to be updated to ensure consistency with the goals and objectives of the Plan.

- *Develop sensitive area standards to protect and mitigate development impacts to natural open space, wildlife habitat, and sensitive lands. Include standards for scenic viewshed protection and dark skies lighting.*

## Capital Projects:

Major infrastructure investments and funding partnerships needed to implement the Plan.

- *Complete outstanding segments of the Tahoe-Pyramid Bikeway.*

## Plans, Studies, & Policies:

Specific locations or initiatives that may require additional support and direction at a more detailed level than what is established in the Plan.

- *Develop a Water Supply and Quality Study to understand the supported densities, water use thresholds and risks to water quality that will guide land use decisions in the future.*

## Programs & Resources:

Additional programs and resources needed to implement the Plan.

- *Update the intergovernmental agreement with the City of Reno and City of Sparks to reflect updated SOI boundaries and development review process.*

## Timeframe

- **Ongoing/Immediate Actions:** Priority actions that can be completed within 5 years.
- **Short Term Actions:** Actions which can be completed within 5 years
- **Mid Term Actions:** Actions which can be completed in 5-10 years.
- **Long Term Actions:** Actions which require 10-20 years for completion.



## Upcoming Public Outreach & Next Steps

# Next Steps & Upcoming Events

- **Latino Arte and Culture's Poetry Encounters** | Teglia Paradise Park | August 5<sup>th</sup> | 11 AM - 4 PM
- **High Desert CAB** | Gerlach Community Center | August 10<sup>th</sup> | 6 PM
- **Lazy 5 Music Series** | Lazy 5 Regional Park | August 16<sup>th</sup> | 5- 7 PM
- **Planner at Library** | South Valleys Library | August 17<sup>th</sup> | 4- 5:45 PM
- **All County Webinar** | August 21<sup>st</sup> | 5:30 - 6:30 PM
- **Planner at Library** | Verdi Library | August 22<sup>nd</sup> | 4- 5:30 PM
- **Planner at Library** | North Valleys Library | August 23<sup>rd</sup> | 4:30 - 6 PM
- **Sierra School of Performing Arts** | Hawkins Amphitheater | August 25<sup>th</sup> | 6:15- 7:30 PM
- **Bowers Mansion Bluegrass Festival** | Bowers Mansion | August 26<sup>th</sup> | 9 AM- 2 PM
- **Spanish-language Open House** | North Valleys Regional Park | August 28<sup>th</sup> | 5- 7 PM



# Next Steps & Upcoming Events

- **South of the River Open House** | South Valleys Library | August 31<sup>st</sup> | 5:30 - 7:30 PM
- **Planning Commission Open House** | Chambers Lobby County Commission | September 5<sup>th</sup> | 4- 6 PM
- **North of the River Open House** | North Valleys Regional Park | September 6<sup>th</sup> | 4- 6:30 PM
- **Board of Adjustment Open House** | Chambers Lobby County Commission | September 7<sup>th</sup> | 12 - 1:30 PM
- **Planner at Library** | Spanish Springs Library | September 13<sup>th</sup> | 4- 5:45 PM
- **Warm Springs CAB** | Regional Shooting Facility | September 13<sup>th</sup> | 6 PM
- **Planning Commission Meeting** | October 3<sup>rd</sup>
- **Planning Commission Hearing** | October 16<sup>th</sup>
- **Board of County Commissioners Hearing** | November 14<sup>th</sup>
- **Board of County Commissioners 2<sup>nd</sup> Reading** | December 12<sup>th</sup>